



MODERATE INCOME HOUSING UNIT PROGRAM
PRICE & RENT SUMMARY FOR LOW INCOME HOUSING UNITS (LIHU)
January 1 through June 30, 2021*

<i>For-Sale Pricing</i>		<i>Maximum Rents</i>	
Unit Type	Base House Price	Unit Size	Maximum Rent
Studio			
Apartments.....	\$ 111,310		
Proffered.....	\$ 136,046		
One Bedroom		LIHU	
Apartments.....	\$ 119,261	Studio.....	\$824
Proffered.....	\$ 145,763	One Bedroom.....	\$883
		Two Bedroom.....	\$1,060
		Three Bedroom.....	\$1,224
		Four Bedroom.....	\$1,366
Two Bedrooms		DIHU	
Apartments	\$ 143,113	Studio.....	\$412
Back to Back Townhouse.....	\$ 205,055	One Bedroom.....	\$441
Semi-Detached & Townhouse..	\$ 205,055	Two Bedroom.....	\$530
Single Family Detached.....	\$ 225,134	Three Bedroom.....	\$612
Proffered Units.....	\$ 225,561	Four Bedroom.....	\$683
Three Bedrooms			
Apartments	\$ 165,375		
Back to Back Townhouse.....	\$ 236,952		
Semi-Detached & Townhouse..	\$ 236,952		
Single Family Detached.....	\$ 260,155		
Proffered Units.....	\$ 260,648		
Four Bedrooms			
Semi-Detached & Townhouse..	\$ 264,293		
Single Family Detached.....	\$ 290,173		
Proffered Units.....	\$ 290,173		

*Approved by Housing and Community Development Board on December 10, 2020



MODERATE INCOME HOUSING UNIT PROGRAM
BASE SALES PRICES FOR LOW INCOME HOUSING UNITS (LIHU)
 January 1 through June 30, 2021*

Howard County Median Income (Family of Four)..... \$ 117,730

Median Income Adjusted by Bedroom Size^(a):

Bedrooms	Adjustment Factor	Adjusted Income
0	70%	\$ 82,411
1	75%	\$ 88,298
2	90%	\$ 105,957
3	104%	\$ 122,439
4	116%	\$ 136,567

Moderate Income Affordability:

Unit Type	Persons/ Household	Adjusted Income	Affordability Percentage ^(b)	Income at Which Unit Must Be
Studio				
Apartment	1.0	\$ 82,411	45%	\$ 37,085
Proffered	1.0	\$ 82,411	55%	\$ 45,326
One Bedroom				
Apartment	1.5	\$ 88,298	45%	\$ 39,734
Proffered	1.5	\$ 88,298	55%	\$ 48,564
Two Bedrooms				
Apartment	3.0	\$ 105,957	45%	\$ 47,681
Back to Back Townhouse	3.0	\$ 105,957	50%	\$ 52,979
Semi-Detached & Townhouse	3.0	\$ 105,957	50%	\$ 52,979
Single Family Detached	3.0	\$ 105,957	55%	\$ 58,276
Proffered Units	3.0	\$ 105,957	55%	\$ 58,276
Three Bedrooms				
Apartment	4.5	\$ 122,439	45%	\$ 55,098
Back to Back Townhouse	4.5	\$ 122,439	50%	\$ 61,220
Semi-Detached & Townhouse	4.5	\$ 122,439	50%	\$ 61,220
Single Family Detached	4.5	\$ 122,439	55%	\$ 67,342
Proffered Units	4.5	\$ 122,439	55%	\$ 67,342



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Four Bedrooms

Semi-Detached & Townhouse.....	6.0	\$	136,567	50%	\$	68,283
Single Family Detached.....	6.0	\$	136,567	55%	\$	75,112
Proffered Units.....	6.0	\$	136,567	55%	\$	75,112

Sale Price Factors:

30 Year Fixed Mortgage Interest Rate^(c) **2.675%**

Real Estate Taxes..... **1.51%**

County Tax Rate.....	1.014%
County-wide District Fire Tax.....	0.236%
Water and Sewer Ad Valorem.....	0.080%
State Tax Rate.....	0.112%
Trash Collection Fee / FHA Limit.....	\$ 310 0.071%

Property Insurance

Typical House Price/Condo Liability Coverage		\$ 434,700	\$ 300,000	0.31%
Average Insurance Premium/Average Condo Premium	\$ 1,332.00	\$ 411.00		0.14%

Association Fees

condominium	\$	4,614	1.54%
townhouse	\$	963	0.22%
single family	\$	1,005	0.23%

FHA Monthly Mortgage Insurance..... **0.85%**

Taxes + Insurance + Association Fees+ FHA MI

condominium	4.04%
townhouse	2.89%
single family	2.90%



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Calculation of Sales Prices:

Unit Type	Income	28%(PITI)	T&I&AF&MI(c)	P&I	Loan Amount	House Price ¹
Studio						
Apartments	\$ 37,085	\$ 10,384	5,242	\$ 5,142	\$ 107,971	\$ 111,310
Proffered	\$ 45,326	\$ 12,691	6,406	\$ 6,285	\$ 131,964	\$ 136,046
One Bedroom						
Apartments	\$ 39,734	\$ 11,125	5,616	\$ 5,509	\$ 115,683	\$ 119,261
Proffered.....	\$ 48,564	\$ 13,598	6,864	\$ 6,734	\$ 141,391	\$ 145,763
Two Bedrooms						
Apartments	\$ 47,681	\$ 13,351	6,739	\$ 6,611	\$ 138,820	\$ 143,113
Back to Back Townhouse.....	\$ 52,979	\$ 14,834	5,361	\$ 9,473	\$ 198,903	\$ 205,055
Semi-Detached & Townhouse.....	\$ 52,979	\$ 14,834	5,361	\$ 9,473	\$ 198,903	\$ 205,055
Single Family Detached.....	\$ 58,276	\$ 16,317	5,917	\$ 10,400	\$ 218,380	\$ 225,134
Proffered Units.....	\$ 58,276	\$ 16,317	5,897	\$ 10,420	\$ 218,794	\$ 225,561
Three Bedrooms						
Apartments	\$ 55,098	\$ 15,427	7,788	\$ 7,640	\$ 160,414	\$ 165,375
Back to Back Townhouse.....	\$ 61,220	\$ 17,141	6,195	\$ 10,946	\$ 229,844	\$ 236,952
Semi-Detached & Townhouse.....	\$ 61,220	\$ 17,141	6,195	\$ 10,946	\$ 229,844	\$ 236,952
Single Family Detached.....	\$ 67,342	\$ 18,856	6,837	\$ 12,018	\$ 252,350	\$ 260,155
Proffered Units.....	\$ 67,342	\$ 18,856	6,815	\$ 12,041	\$ 252,828	\$ 260,648
Four Bedrooms						
Semi-Detached & Townhouse.....	\$ 68,283	\$ 19,119	6,910	\$ 12,209	\$ 256,364	\$ 264,293
Single Family Detached.....	\$ 75,112	\$ 21,031	7,626	\$ 13,405	\$ 281,467	\$ 290,173
Proffered Units.....	\$ 75,112	\$ 21,031	7,626	\$ 13,405	\$ 281,467	\$ 290,173

¹Property value estimated at 3.5 times income

Notes:

- (a) Assumes 1.5 persons per bedroom.
- (b) Derived from Section 13.403(a)(6).
- (c) Survey of local FHA mortgage rates conducted 12/1/2020

*Approved by Housing and Community Development Board on December 10, 2020



**Moderate Income Housing Unit Program
For Low Income Housing Units
For-sale Units - Eligibility Income Limits (60% of Median)**

Howard County Median Household Income (family of four)= **\$117,730**

Family Size	Amount
One Person.....	\$ 49,447
Two Persons.....	\$ 56,510
Three Persons.....	\$ 63,574
Four Persons.....	\$ 70,638
Five Persons.....	\$ 76,289
Six Persons.....	\$ 81,940
Seven Persons.....	\$ 87,591
Eight Persons.....	\$ 93,242



Low Income Housing Unit Sale Price Factors

Median Income

The Howard County Median Income as determined by the most recent 5-year Estimate from the U.S. Census Bureau's American Community Survey.

FHA 30 Year Interest Rate

The Interest Rate Factor is the average of the FHA 30 year fixed rate interest rates with zero points as determined by a survey of local mortgage lenders on or about June 1 and December 1 rounded up to the next eighth point.

Real Estate Taxes

The Real Estate Factor is the total of the assessed rates for the County and State Property Taxes, the Metropolitan Fire District, the Water and Sewer, Ad Valorem, and the Trash Collection Fee.

Property Insurance

The Property Insurance Factor is derived from the average homeowner's property insurance premium for a typical \$434,700 home located in Howard County, assuming a \$1000 deductible, or \$300,000 of liability coverage for a condo, assuming a \$500 deductible, as determined by a survey conducted by the Maryland Insurance Administration and published annually at www.insurance.maryland.gov.

Association Fees

The Association Fees are the average homeowner or condominium fees for residential properties constructed in Howard County within the last 10 years as determined by an annual survey of fees as reported in Metropolitan Real Estate Information System (MRIS).

FHA Mortgage Insurance

The FHA Mortgage Insurance Factor is the monthly premium collected as determined for the Federal Housing Administration by the U.S. Department of Housing and Urban Development.

Tax Rates July 1, 2020 - June 30, 2021

Real property assessed at 100% of market value; rates based upon \$100 assessment:

County: \$1.014
State: \$0.112
Fire: County-wide District: \$0.176
Water & Sewer Ad Valorem: \$0.08
Trash Fee: \$310/household/year



LOW INCOME HOUSING UNIT STANDARDS

Unit Type	Room Requirements	Base Square Footage
Apartment	0 Bedroom, 1 Bath	600
	1 Bedroom, 1 Bath	750
	2 Bedrooms, 1-1/2 Baths	950
	3 Bedrooms, 1-1/2 Baths	1,100
Back to Back Townhouse	2 Bedrooms, 1-1/2 Baths	1,400
	3 Bedrooms, 2 Baths	1,540
Townhouse	2 Bedrooms, 1-1/2 Baths, Basement	1,500
	3 Bedrooms, 2 Baths, Basement	1,640
	4 Bedrooms, 2 Baths, Basement	1,780
Semi-Detached	2 Bedrooms, 1-1/2 Baths, Basement	1,500
	3 Bedrooms, 2 Baths, Basement	1,640
	4 Bedrooms, 2 Baths, Basement	1,780
Single Family Detached	2 Bedrooms, 1-1/2 Bath, Basement	1,540
	3 Bedrooms, 2 Baths, Basement	1,680
	4 Bedrooms, 2 Baths, Basement	1,820
Proffered	3 Bedrooms, 2 Baths, Basement	1,640

*Basements may be unfinished



MINIMUM SPECIFICATIONS FOR LOW INCOME HOUSING UNITS

General

All housing units must be constructed of materials comparable in grade and standards to the overall subdivision. All work must be performed in a professional and workmanlike manner, equal to the standards of the trade. All work shall satisfy Howard County building codes, ordinances and legal requirements.

Exterior Design

The Moderate Income Housing Units must be of a design and construction to ensure that the exterior features are architecturally compatible with vicinal market rate units. The units should be interspersed with the market rate units.

Type of Unit and Bedroom Size

The types of units and bedroom sizes designated as Moderate Income Housing Units, to the extent practical, will be proportional to the distribution of unit types and bedroom sizes of the overall subdivision. Units should meet or exceed the base square footage and room requirements.

Hot Water Heaters

Minimum 40 gallon electric or 30 gallon gas water heater for all one and two bedroom units. All others, must have a minimum 50 gallon electric or 40 gallon gas water heater.

Heating, Ventilation and Air Conditioning (HVAC)

Central HVAC systems must be installed in all units with the exception of apartments, which may have thru-the-wall HVAC systems.

Appliances

All appliances must meet or exceed General Electric "builders" grade specifications.

The following minimum appliances and related installations are required:

1. 16 cubic feet frost free refrigerators.
2. 30 inch electric porcelain enameled range and oven with clock/timer and range hood.
3. Dishwasher.
4. Complete electrical and plumbing connections and a dryer exhaust vent for a clothes washer and dryer.

The following optional items may be added to the sale price and may be included in the mortgage:

1. Washer and dryer.
2. Over the range microwave oven.
3. Gas water heating and gas range.
4. Deck
5. Additional half or full baths.
6. Accessibility options such as roll-in shower.

Flooring

All carpeting must meet minimum FHA specifications and all resilient flooring must be "builder" grade.

Landscaping

Each unit must have a minimum of one shade tree and eight shrubs or an equivalent planting selection. Townhouses must have an eight foot privacy fence on each side of rear yard.

Miscellaneous

Each unit must have an Extended Homeowner Warranty.



Moderate Income Housing Unit Program
Maximum Rent Schedule For Low Income Housing Units (LIHU)
January 1 through June 30, 2021*

Median Income (family of four)

\$ 117,730

Maximum Rents

Median Income Adjusted for Bedroom Size						
Unit Size	Occupancy Base ^(a)	Adj. % ^(b)	Amount	40% of Median	Annual Rent @ 30%	Maximum Monthly Rent ^(c)
Studio	1.0	70%	\$ 82,411	\$ 32,964	\$ 9,889	824
One Bedroom.....	1.5	75%	\$ 88,298	\$ 35,319	\$ 10,596	883
Two Bedroom.....	3.0	90%	\$ 105,957	\$ 42,383	\$ 12,715	1,060
Three Bedroom.....	4.5	104%	\$ 122,439	\$ 48,976	\$ 14,693	1,224
Four Bedroom.....	6.0	116%	\$ 136,567	\$ 54,627	\$ 16,388	1,366

For Rent Units - Eligibility Income Limits (40% of Median):

<u>Family Size</u>	<u>Amount</u>
One Person.....	\$ 32,964
Two Persons.....	\$ 37,674
Three Persons.....	\$ 42,383
Four Persons.....	\$ 47,092
Five Persons.....	\$ 50,859
Six Persons.....	\$ 54,627
Seven Persons.....	\$ 58,394
Eight Persons.....	\$ 62,161

Notes:

- (a) Assumes average of one and one-half persons per bedroom
- (b) Adjustment up of 8% per person, down of 10% per person
- (c) Howard County utility allowances must be deducted from this amount

** Approved by Housing and Community Development Board on December 10, 2020*



Moderate Income Housing Unit Program
Maximum Rent Schedule For Disability Income Housing Units (DIHU)
January 1 through June 30, 2021*

Median Income (family of four)

\$ 117,730

Maximum Rents

Median Income Adjusted for Bedroom Size						
Unit Size	Occupancy Base ^(a)	Adj. % ^(b)	Amount	20% of Median	Annual Rent @ 30%	Maximum Monthly Rent ^(c)
Studio	1.0	70%	\$ 82,411	\$ 16,482	\$ 4,945	412
One Bedroom.....	1.5	75%	\$ 88,298	\$ 17,660	\$ 5,298	441
Two Bedroom.....	3.0	90%	\$ 105,957	\$ 21,191	\$ 6,357	530
Three Bedroom.....	4.5	104%	\$ 122,439	\$ 24,488	\$ 7,346	612
Four Bedroom.....	6.0	116%	\$ 136,567	\$ 27,313	\$ 8,194	683

For Rent Units - Eligibility Income Limits (20% of Median):

<u>Family Size</u>	<u>Amount</u>
One Person.....	\$ 16,482
Two Persons.....	\$ 18,837
Three Persons.....	\$ 21,191
Four Persons.....	\$ 23,546
Five Persons.....	\$ 25,430
Six Persons.....	\$ 27,313
Seven Persons.....	\$ 29,197
Eight Persons.....	\$ 31,081

Notes:

- (a) Assumes average of one and one-half persons per bedroom
- (b) Adjustment up of 8% per person, down of 10% per person
- (c) Howard County utility allowances must be deducted from this amount

** Approved by Housing and Community Development Board on December 10, 2020*



Sec. 13.403. Prices for low and moderate income housing units offered for sale; rates for rental units.

(a) Base Prices for Low and Moderate Income Housing Units Offered for Sale. The base sale price for a low or moderate income housing unit shall be determined by the Housing and Community Development Board in accordance with this subsection.

(1) Twice a year, the Board shall establish the base sale price for each type of low and moderate income housing unit offered for sale.

(2) Before establishing the base sale price under this subsection, the Board shall provide information concerning the real property tax, insurance, and interest rate factors it proposes to use in establishing the base sale price on the County's website.

(3) Before establishing the base sale price for low or moderate income housing units located in planned senior communities and age-restricted adult housing developments, the Board shall consult with the Office on Aging and Independence.

(4) The Department shall provide to the Board information concerning current real property tax and insurance rates.

(5) The base sale prices for low and moderate income housing units shall be based on the square footage as calculated by the County for purposes of determining a unit's building excise tax when applying for a building permit.

(i) A base size unit of the following types:

Type	Minimum (Sq. Ft.)
Studio	600
Apartment	750
Single-family detached	1,540
Townhouse or Semi-Detached	1,500
Back-to-Back townhouse	1,400

(ii) Factors established annually by the Board for:

- a. Real property taxes; and
- b. Insurance rates;

(iii) Factors established twice a year by the Board for:

- a. Interest rates on FHA 30-year mortgages; and
- b. FHA mortgage insurance premiums as determined by the U.S. Department of HUD; and

(iv) An average of homeowners' association fees or condo fees charged for similar units in the market, based on an annual survey of fees.

(6) The Department shall provide to the Board the price at which an eligible purchaser with a household income equal to the following percentages of median income, adjusted by family size appropriate to the size and number of bedrooms in the dwelling unit, can afford to purchase a dwelling unit:

- (i) 70% for proffered units and single family homes;
- (ii) 65% for semi-detached townhomes; and
- (iii) 50% for apartments (condominiums).

(7) For the purposes of this subsection:

(i) A purchaser can afford to purchase a dwelling unit if the purchaser's monthly income would qualify the purchaser to obtain a 30-year fixed rate mortgage at the prevailing interest rate in an amount sufficient to pay 97% of the purchase price of the unit;

(ii) A purchaser's monthly income qualifies for a mortgage if the monthly payment required to pay (1) the monthly principal and interest of the mortgage loan, plus (2) the monthly payment of taxes and insurance on the property, calculated in accordance with the factors established by the Department under subsection (a) of this section, plus (3) the monthly payment of homeowners or condominium association fees, plus (4) the monthly payment of the FHA mortgage insurance premium, does not exceed 28% of the purchaser's monthly income; and

(iii) The prevailing interest rate is the prevailing mortgage interest rate for FHA-insured 30-year fixed-rate mortgages in the Baltimore metropolitan area with zero points. The Department shall calculate the prevailing interest rate by surveying, twice a year, at least three mortgage lenders and two banks for the previous business day.

(8) The Department shall determine the prevailing interest rate as of December 1 and June 1 of each year.

(9) As determined by the regulations of the Department, an increase in the base sale price of a low or moderate income housing unit may be made for the following upgrades in size, design or amenities provided that the Board determines that they are necessary to ensure compatibility with the development's market rate units:

- (i) Single-family attached (townhouse and condominium) units that are larger than the base size established by this section;
- (ii) Additional bathrooms or powder rooms;
- (iii) Other upgrades in design or amenities that are necessary to ensure architectural compatibility with the development's market rate units.

(b) Rental Rates for Low Income Housing Units (LIHU).

- (1) The Department shall establish maximum rates for rental units, by bedroom size, that are equal to 30% of the monthly income of a household whose annual income does not exceed 40% of the median income.
- (2) The maximum rental rates shall include an allowance for utilities paid by the tenant. The allowance shall be calculated by the Department based upon the average utility costs prevailing for similar sized units in Howard County. If required by the lease, all utility costs, including those in excess of the allowance, shall be paid by the tenant.

Section 13.402. Rental Rates for Disability Income Housing Units (DIHU).

- (1) The Department shall establish maximum rates for rental units, by bedroom size, that are equal to 30% of the monthly income of a household whose annual income does not exceed 20% of the median income.
- (2) The maximum rental rates shall include an allowance for utilities paid by the tenant. The allowance shall be calculated by the Department based upon the average utility costs prevailing for similar sized units in Howard County. If required by the lease, all utility costs, including those in excess of the allowance, shall be paid by the tenant.

Section 13.402C. Alternatives to moderate income housing unit obligation in certain zones.

(e) The developer may pay a fee-in-lieu to the Department for each unit in the development or portion of the development that is not providing MIHUs onsite:

- (1) The fee-in-lieu for Fiscal Year 2021 shall be \$2.67 per square foot of residential space for each unit in the development as calculated for the building excise tax, Section 20, Subtitle 5 of the Howard County Code of MD. The fee-in-lieu shall be based on the square footage calculated by the County for purposes of determining a unit's building excise tax when applying for a building permit for the development.
- (2) The fee-in-lieu shall be set yearly by Council resolution based upon the percentage of increase in the ENR Construction Cost Index for the Baltimore Region as reported in ENR, Engineering News Record.